

Auditing Procedures Report

Instructions and MuniCodes

*=Required Fields

Reset Form

Issued under Public Act 2 of 1968, as amended. (V1.07)

Unit Name* LAPEER CITY TAX INCREMENT FINANCE	County* LAPEER	Type* AUTHORITY	MuniCode* 44-7-504
Opinion Date-Use Calendar* Nov 4, 2008	Audit Submitted-Use Calendar* Nov 7, 2008	Fiscal Year End Month* 06	Fiscal Year* 2008

If a local unit of government (authorities & commissions included) is operating within the boundaries of the audited entity and is NOT included in this or any other audit report, nor do they obtain a stand-alone audit, enclose the name(s), address(es), and a description(s) of the authority and/or commission.

Place a check next to each "Yes" or non-applicable question below. Questions left unmarked should be those you wish to answer "No."

<input checked="" type="checkbox"/> ?	1. Are all required component units/funds/agencies of the local unit included in the financial statements and/or disclosed in the reporting entity notes to the financial statements?
<input checked="" type="checkbox"/> ?	2. Does the local unit have a positive fund balance in all of its unreserved fund balances/unrestricted net assets?
<input checked="" type="checkbox"/> ?	3. Were the local unit's actual expenditures within the amounts authorized in the budget?
<input checked="" type="checkbox"/> ?	4. Is this unit in compliance with the Uniform Chart of Accounts issued by the Department of Treasury?
<input checked="" type="checkbox"/> ?	5. Did the local unit adopt a budget for all required funds?
<input checked="" type="checkbox"/> ?	6. Was a public hearing on the budget held in accordance with State statute?
<input checked="" type="checkbox"/> ?	7. Is the local unit in compliance with the Revised Municipal Finance Act, an order issued under the Emergency Municipal Loan Act, and other guidance as issued by the Local Audit and Finance Division?
<input checked="" type="checkbox"/> ?	8. Has the local unit distributed tax revenues, that were collected for another taxing unit, timely as required by the general property tax act?
<input checked="" type="checkbox"/> ?	9. Do all deposits/investments comply with statutory requirements including the adoption of an investment policy?
<input checked="" type="checkbox"/> ?	10. Is the local unit free of illegal or unauthorized expenditures that came to your attention as defined in the Bulletin for Audits of Local Units of Government in Michigan, as revised (see Appendix H of Bulletin.)
<input checked="" type="checkbox"/> ?	11. Is the unit free of any indications of fraud or illegal acts that came to your attention during the course of audit that have not been previously communicated to the Local Audit and Finance Division? (If there is such activity, please submit a separate report under separate cover.)
<input checked="" type="checkbox"/> ?	12. Is the local unit free of repeated reported deficiencies from previous years?
<input checked="" type="checkbox"/> ?	13. Is the audit opinion unqualified? 14. If not, what type of opinion is it? NA
<input checked="" type="checkbox"/> ?	15. Has the local unit complied with GASB 34 and other generally accepted accounting principles (GAAP)?
<input checked="" type="checkbox"/> ?	16. Has the board or council approved all disbursements prior to payment as required by charter or statute?
<input checked="" type="checkbox"/> ?	17. To your knowledge, were the bank reconciliations that were reviewed performed timely?
<input type="checkbox"/> ?	18. Are there reported deficiencies? 19. If so, was it attached to the audit report?

General Fund Revenue:	? \$ 1,072,906.16
General Fund Expenditure:	? \$ 768,166.76
Major Fund Deficit Amount:	\$ 0.00

General Fund Balance:	? \$ 2,296,134.07
Governmental Activities Long-Term Debt (see instructions):	? \$ 1,805,000.00

We affirm that we are certified public accountants (CPA) licensed to practice in Michigan. We further affirm the above responses have been disclosed in the financial statements, including the notes, or in the Management Letter (reported deviations).

CPA (First Name)* VICKIE	Last Name* CROUCH	Ten Digit License Number* 1101013436		
CPA Street Address* 1000 COOLIDGE ROAD	City* EAST LANSING	State* MI	Zip Code* 48823	Telephone* +1 (517) 332-1900
CPA Firm Name* LAYTON AND RICHARDSON	Unit's Street Address* 576 LIBERTY PARK	Unit's City* LAPEER	Unit's Zip* 48446	

TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST
AND REVOLVING LOAN
OF THE CITY OF LAPEER, MICHIGAN
FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2008
AND
INDEPENDENT AUDITORS' REPORT

CONTENTS

	PAGE
INDEPENDENT AUDITORS' REPORT	1
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-9
STATEMENT OF NET ASSETS	11
STATEMENT OF ACTIVITIES	12-13
BALANCE SHEET – GOVERNMENTAL FUNDS	14-15
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET ASSETS	17
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS	18-19
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES – GOVERNMENTAL FUNDS	20
NOTES TO FINANCIAL STATEMENTS	21-28
REQUIRED SUPPLEMENTARY INFORMATION	
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL – GENERAL OPERATIONS	
TIFA #1	30
TIFA #2	31
TIFA #3	32
SUPPLEMENTARY INFORMATION	
REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <u>GOVERNMENT AUDITING STANDARDS</u>	35
LETTER OF COMMENTS AND RECOMMENDATIONS	37
CONTINUING DISCLOSURE COMPLIANCE	39-54



Layton & Richardson, P.C.

Certified Public Accountants

INDEPENDENT AUDITORS' REPORT

Honorable Mayor and City Commissioners
City of Lapeer
Lapeer, Michigan

We have audited the accompanying basic financial statements of the governmental activities of the TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST, AND REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN as of and for the year ended June 30, 2008. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and business-type activities of the Tax Increment Finance Authorities #1, #2, #3, Trust, and Revolving Loan Fund of the City of Lapeer, Michigan, as of June 30, 2008, and the results of its operations for the year then ended, in conformity with U.S. generally accepted accounting principles.

The Management's Discussion and Analysis listed in the table of contents on pages 3 through 9 is not a required part of the basic financial statements but is supplementary information required by the Governmental Accounting Standard Board. We have applied certain limited procedures, which consisted principally of inquires of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Tax Increment Finance Authorities #1, #2, #3, Trust, and Revolving Loan Fund of the City of Lapeer, Michigan's basic financial statements. The introductory section and the individual fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. The introductory section, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion on it.

Layton & Richardson, P.C.
Certified Public Accountants

November 4, 2008
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Management's Discussion and Analysis

Our discussion and analysis of the Tax Increment Finance Authority of the City of Lapeer's financial performance provides an overview of the Tax Increment Finance Authority's financial activities for the fiscal year ended June 30, 2008. Please read it in conjunction with the Tax Increment Finance Authority's financial statements.

FINANCIAL HIGHLIGHTS

- Provided funding for Demille Boulevard debt service in the amount of \$285,486.
- Provided an operational subsidy to the Community Center of \$168,258.
- Provided funding for Cramton Park Improvements in the amount of \$37,666.42.
- Provided funding for McCormick Street General Obligation bond in the amount of \$29,905.
- Provided funding for the Oakdale operations at a cost of \$20,834 and funding was also provided for the debt payment for the roof replacement in the amount of \$26,195.
- Provided funding for the 01 Lift Station Upgrade project in the amount of \$130,135.
- Provided funding for the debt service on the equipment financing contract for a Spray Park at the Community Center in the amount of \$54,071.
- Provided funding for waterproofing the Community Center in the amount of \$27,112.92.
- Provided funding for the city Master Plan update in the amount of \$20,000.
- The Tax Increment Finance Authority returned excess funds to the city in the amount of \$140,569.94 and the county in the amount of \$59,931.04. The returned funds are distributed based upon the taxing jurisdiction's millage to the total millage.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Assets and the Statement of Activities provide information about the activities of the Tax Increment Finance Authority as a whole and present a longer-term view of the Tax Increment Finance Authority's finances. Fund financial statements provide more detailed information about the Tax Increment Finance Authority's funds- not the Tax Increment Finance Authority as a whole. These statements tell how these services were financed in the short term as well as what remains for future spending.

Reporting the Tax Increment Finance Authority as a Whole

One of the most important questions asked about the Tax Increment Finance Authority's finances is, "Is the Tax Increment Finance Authority as a whole better off or worse off as a result of the year's activities?" The Statement of Net Assets and the Statement of Activities report information about the Tax Increment Finance Authority as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the Tax Increment Finance Authority's *net assets* and changes in them. You can think of the Tax Increment Finance Authority's net assets – the difference between assets and liabilities – as one way to measure the Tax Increment Finance Authority's financial health, or *financial position*. Over time, *increases* or *decreases* in the Tax Increment Finance Authority's net assets are one indicator of whether its *financial health* is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the Tax Increment Finance Authority's captured property tax base to assess the *overall health* of the Tax Increment Finance Authority:

In the Statement of Net Assets and the Statement of Activities, the Tax Increment Finance Authority is shown as a governmental activity while within the City of Lapeer's audit they are shown as a component unit:

- Governmental activities – The Tax Increment Finance Authority's services are reported here. Property taxes finance most of these activities.

Reporting the Tax Increment Finance Authority's Most Significant Funds

The fund financial statements provide detailed information about the Tax Increment Finance Authority's funds. The Tax Increment Finance Authority's funds utilize the *governmental* accounting approach.

- *Governmental funds* – Most of the Tax Increment Finance Authority's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the Tax Increment Finance Authority's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the Tax Increment Finance Authority's programs. We describe the relationship (or differences) between governmental *activities* (reported in the Statement of Net Assets and the Statement of Activities) and governmental *funds* in a reconciliation at the bottom of the fund financial statements.

THE TAX INCREMENT FINANCE AUTHORITY AS A WHOLE

Table 1 was summarized from the Tax Increment Finance Authority Statement of Net Assets. The net assets of the Tax Increment Finance Authority increased from \$4,240,491 to \$4,663,348, an increase of \$422,857 or 10.0%. In the prior year the Tax Increment Finance Authority net assets increased from \$3,715,804 to \$4,240,491, an increase of \$524,687 or 14.1%.

Table 1
Net Assets
(In Millions)

	Governmental Activities	2008	Governmental Activities	2007
Current and other assets	\$	2.4	\$	2.5
Capital assets		<u>4.2</u>		<u>4.3</u>
Total assets		<u>6.6</u>		<u>6.8</u>
Long-term debt				
Outstanding		1.8		2.2
Other liabilities		<u>0.1</u>		<u>0.3</u>
Total liabilities		<u>1.9</u>		<u>2.5</u>
Net assets:				
Invested in capital assets,				
Net of debt		2.4		2.1
Restricted		0.0		0.0
Unrestricted (deficit)		<u>2.3</u>		<u>2.2</u>
Total net assets	\$	<u><u>4.7</u></u>	\$	<u><u>4.3</u></u>

Governmental Activities

As stated previously, the net assets of the Tax Increment Finance Authority's governmental activities increased by \$422,857.06 or 10.0%. Unrestricted net assets – the part of net assets that can be used to finance day –to –day operations without constraints established by debt covenants, enabling legislation, or other legal requirements-is recorded as a surplus of \$2,287,861.15.

Table 2 was summarized from the government-wide Statement of Activities. This table summarizes the government-wide program revenues, other revenues, and expenses of the Tax Increment Finance Authority.

Table 2
Changes in Net Assets
(In Millions)

	Governmental <u>Activities</u> <u>2008</u>	Governmental <u>Activities</u> <u>2007</u>
Revenues:		
Program revenues:		
Charges for Services	\$ 0.0	\$ 0.0
Operating grants and contributions	0.0	0.0
General revenues:		
Property taxes	1.0	1.0
Other	<u>0.1</u>	<u>0.1</u>
Total Revenues	<u>1.1</u>	<u>1.1</u>
Expenses:		
General government	0.3	0.3
Interest on long-term Debt	<u>0.1</u>	<u>0.2</u>
Total Expenses	<u>0.4</u>	<u>0.5</u>
Increase in net assets		
Before transfers	0.7	0.6
Transfers	<u>(0.2)</u>	<u>(0.1)</u>
Increase in Net Assets	0.5	0.5
Net assets, July 1	4.2	3.7
Prior Period Adjustment	<u>0.0</u>	<u>0.0</u>
Net assets, June 30	<u>\$ 4.7</u>	<u>\$ 4.2</u>

Total revenue from all sources totaled \$1,072,906 of which 87.6% or \$939,744 is from property taxes. Other revenues consist of unrestricted investment earnings of \$66,090, charges for services of \$66,972, and miscellaneous revenue of \$100. The Tax Increment Finance Authority also receives a transfer of captured taxes from the General Fund of the City of Lapeer in the amount of \$890,385. The Tax Increment Finance Authority captured the City of Lapeer millage rate of 9.8000 and the county operation millage of 3.7886 for this fiscal year. Additionally, due to the eligible obligation of the Tax Increment Finance Authority Revenue Bond which was issued to build the Community Center, the Tax Increment Finance Authority district #1 is able to capture 99.08% of the School Operating millage of 18 mills, the State Education millage of 6 mills, and the Intermediate School District combined millage of 2.9295. The district will continue to capture a percentage of these millages until the obligation has been paid. The percentage of capture will vary each year with the change in captured value and change in annual debt service payments.

The governmental activities of the Tax Increment Finance Authority had an expense of \$472,715 for the past fiscal year. Due to utilizing full accrual on the government-wide statements, the expenditures for capital assets including infrastructure are not recorded as expenses in the current year but are capitalized on the Statement of Net Assets and are depreciated over the useful life of the asset. Only the current year depreciation would be included as an expense. Additionally, the Tax Increment Finance Authority had transfers to the General Fund in the amount of \$1,067,719 for payment on their commitments to various projects which are managed by Tax Increment Finance Authority staff.

The \$472,715 for governmental activities along with the transfers of \$1,067,719 to the general fund of the City of Lapeer is funded from \$939,744 in property taxes. Additionally, the balance of this cost is funded from transfers from the City of Lapeer General Fund for captured taxes in the amount of \$890,385 and other revenues.

THE TAX INCREMENT FINANCE AUTHORITY'S FUNDS

The Tax Increment Finance Authority District #1 received a total of \$885,725 in captured property taxes. The Tax Increment Finance Authority District #1 expended funds on various projects this year which included debt service for the Community Center for \$589,850, debt service for a spray park at the Community Center in the amount of \$54,071, purchase of bikes and stairmaster at the Community Center in the amount of \$15,240, waterproofing the Community Center in the amount of \$27,113, master plan update in the amount of \$5,000, Community Center operational subsidy of \$168,258, and McCormick Street Resurfacing General Obligation Bond in the amount of \$25,718. Other expenses of the district include repairs and maintenance of \$73,652, administration, legal, and audit fees of \$21,987, landscaping and lot maintenance of \$826. Additionally, the district pays an administration fee to the City of Lapeer in the amount of \$21,599 for accounting services and project management.

The Tax Increment Finance Authority District #2 received a total of \$137,053 in captured property taxes. The Tax Increment Finance Authority District #2 expended funds on various projects this year which included Cramton Park Improvements in the amount of \$37,666, Master Plan update in the amount of \$5,000, and McCormick Street Resurfacing General Obligation Bond in the amount of \$4,187. Other expenses of the district include administration, legal, and audit fees of \$100. Additionally, the district pays an administration fee to the City of Lapeer in the amount of \$9,659 for accounting services and project management.

The Tax Increment Finance Authority District #3 received a total of \$807,351 in captured property taxes. The Tax Increment Finance Authority District #3 expended funds on various projects this year which included debt service on the Demille Boulevard General Obligation Bonds and Special Assessment in the amount of \$285,486, Oakdale operations cost of \$20,834 and the debt payment for the roof replacement at a cost of \$26,195, 01 Lift Station Upgrade in the amount of \$130,135, master plan update in the amount of \$10,000, and Village West Drive Extension in the amount of \$5,493. Other expenses of the district include return of excess revenue to the County of \$59,931, and administration, legal, and audit fees of \$250. Additionally, the district pays an administration fee to the City of Lapeer in the amount of \$57,845 for accounting services and project management and a return of excess revenue in the amount of \$140,570. The funding for the Oakdale Operations and the debt payment for roof replacement all relates to Building 45 which is rented by Mott Community College. The Tax Increment Finance Authority District #3 has an agreement with the City of Lapeer to reimburse the cost of the 1998 General Obligation Bond and 1998 Special Assessment Bond from available captured tax revenues until full payment has been made. These bonds were issued to construct Demille Boulevard. The final amount due from the district of \$285,486.39 was paid in this fiscal year.

Tax Increment Finance Authority Budgetary Highlights

- The Tax Increment Finance Authority total budget did not change during the fiscal year.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

The Tax Increment Finance Authority's investment in capital assets for its governmental activities as of June 30, 2008, amounts to \$4,157,567 (net of accumulated depreciation). This investment in capital assets includes land, buildings and machinery and equipment. The Tax Increment Finance Authority's investment in capital assets remained virtually unchanged from the prior fiscal year.

Major capital asset events during the current fiscal year included the following:

There were no major capital asset events during the current fiscal year.

Debt

At year-end, the Tax Increment Finance Authority's total bonded debt outstanding was at \$1.8 million versus \$2.3 million last year – a decrease of \$465,000 or 20.5% - as shown in Table 3.

Table 3
Outstanding Debt at Year-End
(In Millions)

	Governmental Activities	
	<u>2008</u>	<u>2007</u>
Revenue bonds and notes (backed by specific tax and fee revenues)	\$ 1.8	\$ 2.3
Totals	<u>\$ 1.8</u>	<u>\$ 2.3</u>

The Tax Increment Finance Authority has the 1998 Tax Increment Financing Revenue Refunding Bond with the outstanding balance of \$1,805,000. The balance at the beginning of the fiscal year was \$2,270,000 which results in debt reduction of \$465,000 or 20.5%. On the financial statements this is shown net of the unamortized discount of \$22,920.

The Tax Increment Finance Authority's revenue bond rating continues to carry a BBB- rating. More detailed information about the Tax Increment Finance Authority's long-term liabilities is presented in Note 7 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

- Inflationary trends in the region compare favorably to national indices.
- Projected captured taxable value as determined by the City Assessor.

These factors were considered in preparing the Tax Increment Finance Authority of Lapeer's budget for Fiscal Year 2008-2009.

The Tax Increment Finance Authority reviews its current budget to determine available fund balances to be appropriated for the new year budget. This along with the projected captured taxable value from the city assessor provides the basis of establishing the annual budget. Funds are appropriated based upon project recommendations made by the City of Lapeer staff to the Tax Increment Finance Authority Board. Funds not appropriated for specific projects are budgeted as "Planning for Future Projects". These funds can then be utilized to fund any project that may develop during the fiscal year or to provide additional funding to a project if actual costs were to exceed the budget.

Requests for Information

This financial report is designed to provide a general overview of the Tax Increment Finance Authority's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Lapeer, Director of Financial Services, 576 Liberty Park, Lapeer, MI 48446.

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

STATEMENT OF NET ASSETS

JUNE 30, 2008

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash	\$ 1,822,770.36
Receivables	
Notes	273,156.06
Due from other funds	3,872.46
Restricted assets	
Cash and investments	299,630.15
Fixed assets (net of accumulated depreciation)	<u>4,157,566.83</u>
TOTAL ASSETS	<u>\$ 6,556,995.86</u>
 LIABILITIES	
Current liabilities	
Deposits payable	\$ 6,081.00
Due to other funds	97,213.96
Accrued interest	8,272.92
Bonds and notes payable	440,000.00
Noncurrent liabilities	
Bonds and notes payable	<u>1,342,080.00</u>
TOTAL LIABILITIES	<u>1,893,647.88</u>
 NET ASSETS	
Invested in capital assets, net of related debt	2,375,486.83
Unrestricted	<u>2,287,861.15</u>
TOTAL NET ASSETS	<u>4,663,347.98</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 6,556,995.86</u>

See accompanying notes to financial statements.

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2008

		PROGRAM REVENUES	
		CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS
	EXPENSES		
FUNCTIONS/PROGRAMS			
Primary Government			
Governmental Activities			
General government	\$ 349,995.81	\$ 66,972.00	\$
Interest on long-term debt	122,718.75		
Total Governmental Activities	<u>\$ 472,714.56</u>	<u>\$ 66,972.00</u>	<u>\$</u>
General Revenues			
Property taxes levied for general purposes			
Miscellaneous			
Unrestricted investment earnings			
Transfers			
Total General Revenues and Transfers			
Change in Net Assets			
NET ASSETS, JULY 1			
NET ASSETS, JUNE 30			

See accompanying notes to financial statements.

PROGRAM REVENUES <u>CAPITAL</u> GRANTS AND CONTRIBUTIONS	NET (EXPENSE) REVENUE AND CHANGES IN NET ASSETS		
	<u>PRIMARY GOVERNMENT</u>		
	GOVERNMENTAL ACTIVITIES	BUSINESS	TOTAL
		TYPE ACTIVITIES	
\$	\$ (283,023.81)	\$	\$ (283,023.81)
<u> </u>	<u>(122,718.75)</u>	<u> </u>	<u>(122,718.75)</u>
<u>\$</u>	<u>(405,742.56)</u>	<u> </u>	<u>(405,742.56)</u>
	939,744.34		939,744.34
	100.00		100.00
	66,089.82		66,089.82
	<u>(177,334.54)</u>	<u> </u>	<u>(177,334.54)</u>
	<u>828,599.62</u>	<u> </u>	<u>828,599.62</u>
	422,857.06		422,857.06
	<u>4,240,490.92</u>	<u> </u>	<u>4,240,490.92</u>
	\$ <u>4,663,347.98</u>	\$ <u> </u>	\$ <u>4,663,347.98</u>

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

BALANCE SHEET

GOVERNMENTAL FUNDS

JUNE 30, 2008

	T.I.F.A. TRUST	T.I.F.A. #1
ASSETS		
Cash in checking	\$ 4,075.54	\$ 600,270.25
Cash in savings	343,818.93	5,012.78
Notes receivable	180,000.00	
Due from other funds		<u>2,207.64</u>
TOTAL CURRENT ASSETS	<u>527,894.47</u>	607,490.67
RESTRICTED ASSETS		<u>299,630.15</u>
TOTAL ASSETS	<u>\$ 527,894.47</u>	<u>\$ 907,120.82</u>
LIABILITIES AND FUND BALANCE		
LIABILITIES		
Security deposit payable	\$ 6,081.00	\$
Due to other funds		<u>28,542.63</u>
TOTAL LIABILITIES	<u>6,081.00</u>	<u>28,542.63</u>
FUND BALANCE		
Unreserved	<u>521,813.47</u>	<u>878,578.19</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 527,894.47</u>	<u>\$ 907,120.82</u>

See accompanying notes to financial statements.

T.I.F.A. #2	T.I.F.A. #3	REVOLVING LOAN FUND	TOTAL GOVERNMENTAL FUNDS
\$ 796.99	\$ 1,760.32	\$ 1,548.95	\$ 608,452.05
355,619.66	412,423.53	97,443.41	1,214,318.31
		93,156.06	273,156.06
<u>202.95</u>	<u>1,461.87</u>		<u>3,872.46</u>
356,619.60	415,645.72	192,148.42	2,099,798.88
			<u>299,630.15</u>
<u>\$ 356,619.60</u>	<u>\$ 415,645.72</u>	<u>\$ 192,148.42</u>	<u>\$ 2,399,429.03</u>
\$ 26,240.52	\$ 42,430.81	\$	\$ 6,081.00
<u>26,240.52</u>	<u>42,430.81</u>		<u>97,213.96</u>
			<u>103,294.96</u>
<u>330,379.08</u>	<u>373,214.91</u>	<u>192,148.42</u>	<u>2,296,134.07</u>
<u>\$ 356,619.60</u>	<u>\$ 415,645.72</u>	<u>\$ 192,148.42</u>	<u>\$ 2,399,429.03</u>

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET TO THE
STATEMENT OF NET ASSETS
JUNE 30, 2008

Total fund balances - governmental funds		\$ 2,296,134.07
Amounts reported for governmental activities in the statement of net assets are different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds. The cost of the assets is \$6,652,361.46 and the accumulated depreciation is \$2,494,794.63.		4,157,566.83
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds.		
Long-term liabilities at year-end consist of:		
Bonds payable	\$ (1,782,080.00)	
Accrued interest	<u>(8,272.92)</u>	<u>(1,790,352.92)</u>
 TOTAL NET ASSETS - GOVERNMENTAL ACTIVITIES		 \$ <u><u>4,663,347.98</u></u>

See accompanying notes to financial statements.

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

COMBINING STATEMENT OF REVENUES, EXPENDITURES

AND CHANGES IN FUND BALANCE

GOVERNMENTAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2008

	T.I.F.A. TRUST	T.I.F.A. #1	T.I.F.A. #2
REVENUES			
Property taxes	\$	\$ 672,125.76	\$ 40,604.67
Interest earnings	2,339.56	48,450.90	2,253.26
Other income	100.00		
Rental income	66,972.00		
	<hr/>	<hr/>	<hr/>
TOTAL REVENUES	69,411.56	720,576.66	42,857.93
EXPENDITURES			
Administration/attorney/audit	622.00	21,986.50	100.00
Excess revenue return			
Landscaping and lot maintenance		826.23	
Miscellaneous	441.97		
Repairs and maintenance	10,363.07	73,652.32	
Property taxes	10,026.63		
Debt service			
Principal retirement			
Interest and fiscal charges			
	<hr/>	<hr/>	<hr/>
TOTAL EXPENDITURES	21,453.67	96,465.05	100.00
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<hr/> 47,957.89	<hr/> 624,111.61	<hr/> 42,757.93
OPERATING TRANSFERS IN (OUT)			
Summer property taxes		213,599.28	96,448.63
Spray park		(54,071.24)	
Leonard property cleanup		(5,000.00)	
City administration fee		(21,599.00)	(9,659.00)
Excess revenue return			
Community Center		(770,758.00)	
McCormick		(25,718.30)	(4,186.70)
Cramton park			(37,666.42)
Village West drive extension			
Lift station			
Oakdale operations			
Community Center waterproofing		(27,112.92)	
Bikes/stairmasters		(15,240.00)	
Master plan		(5,000.00)	(5,000.00)
M-24/DeMille Intersection			
	<hr/>	<hr/>	<hr/>
TOTAL OPERATING TRANSFERS IN (OUT)		(710,900.18)	39,936.51
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES AND OTHER USES	47,957.89	(86,788.57)	82,694.44
FUND BALANCE, JULY 1	473,855.58	965,366.76	247,684.64
	<hr/>	<hr/>	<hr/>
FUND BALANCE, JUNE 30	\$ 521,813.47	\$ 878,578.19	\$ 330,379.08
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

See accompanying notes to financial statements.

T.I.F.A. #3	REVOLVING LOAN FUND	DEBT SERVICE FUND	TOTAL GOVERNMENTAL FUNDS
\$ 227,013.91	\$	\$	\$ 939,744.34
5,374.53	7,671.57		66,089.82
			100.00
			66,972.00
<u>232,388.44</u>	<u>7,671.57</u>		<u>1,072,906.16</u>
250.00			22,958.50
59,931.04			59,931.04
	117.00		826.23
			558.97
			84,015.39
			10,026.63
		465,000.00	465,000.00
		124,850.00	124,850.00
<u>60,181.04</u>	<u>117.00</u>	<u>589,850.00</u>	<u>768,166.76</u>
<u>172,207.40</u>	<u>7,554.57</u>	<u>(589,850.00)</u>	<u>304,739.40</u>
580,336.84			890,384.75
			(54,071.24)
			(5,000.00)
(57,845.00)			(89,103.00)
(140,569.64)			(140,569.64)
		589,850.00	(180,908.00)
			(29,905.00)
			(37,666.42)
(5,492.75)			(5,492.75)
(130,135.25)			(130,135.25)
(47,028.68)			(47,028.68)
			(27,112.92)
			(15,240.00)
(10,000.00)			(20,000.00)
<u>(285,486.39)</u>			<u>(285,486.39)</u>
<u>(96,220.87)</u>		<u>589,850.00</u>	<u>(177,334.54)</u>
75,986.53	7,554.57		127,404.86
<u>297,228.38</u>	<u>184,593.85</u>		<u>2,168,729.21</u>
\$ <u><u>373,214.91</u></u>	\$ <u><u>192,148.42</u></u>	\$ <u><u></u></u>	\$ <u><u>2,296,134.07</u></u>

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

GOVERNMENTAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2008

Net changes in fund balances - total governmental funds	\$ 127,404.86
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures however, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.	
Less: current year depreciation	(165,949.05)
Bond proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net assets. Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets. This is the amount by which proceeds exceeded repayments.	
Accrued interest	2,131.25
Principal payments	465,000.00
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.	
Amortization of current year bond discount	<u>(5,730.00)</u>
Change in net assets of governmental activities	<u><u>\$ 422,857.06</u></u>

See accompanying notes to financial statements.

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 2008

NOTE 1: REPORTING ENTITY

In accordance with the criteria established by the National Council on Governmental Accounting (NCGA) Statement 3, the Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund are considered component units of the City of Lapeer, Michigan for financial accounting and reporting purposes. These criteria include: the extent of oversight responsibility, selection of governing authority, designation of management, the ability of the City to significantly influence operations, the accountability for fiscal matters including the level of City financing and/or moral and legal responsibility for long-term debt.

The financial statements of the Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund are presented as the financial statements of funds which are an integral part of the financial reporting oversight unit of the City of Lapeer, Michigan.

The Tax Increment Finance Authorities (T.I.F.A.) and Revolving Loan Fund were established by the Lapeer City Commission in accordance with Act 450 of P.A. 1980, as follows:

AUTHORITY	DATE ESTABLISHED
T.I.F.A. #1	April 19, 1982
T.I.F.A. #2	April 18, 1983
T.I.F.A. #3	May 21, 1984
T.I.F.A. Trust	March 30, 1987
Revolving Loan	February 4, 1993

The Lapeer City Commission designated the members of the Lapeer City Tax Increment Finance Authorities #1, #2, #3, Trust, and Revolving Loan Fund Board of Directors to constitute the Board of the Tax Increment Finance Authority (T.I.F.A.), and Revolving Loan.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund conform to U.S. generally accepted accounting principles as applicable to governmental units. The summary of the more significant accounting policies are presented to assist the reader in interpreting the financial statements and other data in this report.

A. Government-Wide and Fund Financial Statements

The government-wide financial statement (i.e. the statement of net assets and the statement of changes in net assets) reports information on all of the nonfiduciary activities of the Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund of the City of Lapeer. For the most part, the effect of interfund activities has been removed from these statements. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for services.

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

NOTES TO FINANCIAL STATEMENTS - Continued

JUNE 30, 2008

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

A. Government-Wide and Fund Financial Statements - Concluded

The statement of activities demonstrates the degree to which the direct expenses of a function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

B. Measurement Focus, Basis of Accounting and Financial Statements

The government-wide financial statement is reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The Governmental fund financial statement is reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first. Unrestricted resources are used as they are needed.

C. Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

D. Receivables

Receivables have been recognized for all significant amounts due the Authority. No allowances have been made for uncollectible amounts.

E. Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. streets, bridges, and sidewalks), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City of Lapeer as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year.

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

NOTES TO FINANCIAL STATEMENTS - Continued

JUNE 30, 2008

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Concluded

E. Capital Assets - Concluded

All capital assets are valued at historical cost or estimated historical cost if actual cost is not available. Donated capital assets are recorded at estimated fair market value on the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the assets or materially extend assets lives are not capitalized.

Depreciation of all exhaustible capital assets used is charged as an expense against their operations in the government-wide statements and all proprietary financial statements. Accumulated depreciation is reported on government-wide and proprietary statement of net assets. The straight-line depreciation method is applied over the estimated useful life of fixed assets. The straight-line depreciation method is used for all depreciable capital assets. The estimated useful lives for capital assets are displayed in the table below:

ASSET CLASS	DEPRECIABLE LIFE
Land	n/a
Land improvements	10-20 years
Buildings	10-40 years
Equipment	5-20 years
Vehicles	3-10 years

F. Long-Term Liabilities

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities and business-type activities or proprietary fund type statement of net assets. Bond premiums and discounts are deferred and amortized over the life of the bonds using straight line amortization. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources. Bond discounts are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt received, are reported as debt service.

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

NOTES TO FINANCIAL STATEMENTS - Continued

JUNE 30, 2008

NOTE 3: CASH, CASH EQUIVALENTS AND INVESTMENTS

In accordance with Michigan Compiled Laws, the City Treasurer is authorized to invest in the following investment vehicles:

1. Bonds, securities, and other obligations of the United States or an agency or instrumentality of the United States.
2. Certificates of deposit, savings accounts, deposit accounts, or depository receipts of a bank which is a member of the Federal Deposit Insurance Corporation (FDIC) or a savings and loan association which is a member of the Federal Savings and Loan Insurance Corporation (FSLIC) or a credit union which is insured by the National Credit Union Administration, but only if the bank, savings and loan association, or credit union is eligible to be a depository of surplus funds belonging to the State under Section 5 or 6 of Act No. 105 of the Public Acts of 1855, as amended, being Section 21.145 and 21.146 of the Michigan Compiled Laws.
3. Commercial paper rated at the time of purchase within the three (3) highest classifications established by not less than two (2) standard rating services and which matures not more than 270 days after the date of purchase.
4. The United States government or Federal agency obligations repurchase agreements.
5. Bankers acceptances of United States banks.
6. Mutual funds composed of investment vehicles, which are legal for direct investment by local units of government in Michigan.

Federal Deposit Insurance Corporation (FDIC) regulations provide that deposits of governmental units are to be separately insured for the amount of \$100,000 for deposits in an insured bank for savings deposits of \$100,000 for demand deposits. Furthermore, if specific deposits are regulated by statute or bond indenture, these specific deposits are to be separately insured for the amount of \$100,000. Michigan Compiled Laws allow for collateralization of government deposits if the assets for pledging are acceptable to the State Treasurer under Section 3 of 1855 PA 105, MCL 21.143, to secure deposits of State surplus funds, securities, issued by the Federal Loan Mortgage Corporation, Federal National Mortgage Association, or Government National Mortgage Association.

Deposits

There is a custodial credit risk as it relates to deposits. In the case of deposits, this is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. As of June 30, 2008, the carrying amount of the Authority's deposits was \$1,822,770.36 and the bank balance was \$1,845,390.06, of which \$200,000.00 was covered by federal depository insurance. The remaining balance of \$1,645,390.06 was uninsured and uncollateralized.

Due to significantly higher cash flow at certain periods during the year, the amount the Authority held as cash and cash equivalents increased significantly. As a result, the amount of uninsured and uncollateralized cash and cash equivalents were substantially higher at these peak periods than at year end.

Credit Risk

State law limits investments in certain types of investments to a prime or better rating issued by nationally recognized statistical rating organizations (NRSRO's). As of June 30, 2008, the Authority did not have any investment that would be subject to rating.

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

NOTES TO FINANCIAL STATEMENTS - Continued

JUNE 30, 2008

NOTE 3: CASH, CASH EQUIVALENTS AND INVESTMENTS - Concluded

Interest Rate Risk

The Authority will minimize interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates, by designing its portfolio in a manner to attain a market rate of return throughout the budgetary and economic cycles while preserving and protecting capital.

Concentration of Credit Risk

The Authority will minimize concentration of credit risk, which is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer, by diversifying the investment portfolio to prevent over concentration of assets in a specific maturity, individual financial institution, or specific class of securities.

Custodial Credit Risk

The Authority will minimize custodial credit risk, which is the risk of loss due to the failure of the security issuer or backer by:

- ? Limiting investments to the types of securities listed in the Authority's investment policy.
- ? Pre-qualifying the financial institutions, brokers/dealers, intermediaries, and advisors with which the Authority will do business in accordance with the Authority's investment policy.

NOTE 4: INTERFUND RECEIVABLES AND PAYABLES

Interfund balances at June 30, 2008, are as follows:

FUND	DUE FROM	FUND	DUE TO
General	\$ 3,872.46	T.I.F.A. #1	\$ 2,207.64
		T.I.F.A. #2	202.95
		T.I.F.A. #3	<u>1,461.87</u>
Subtotal	<u>3,872.46</u>	Subtotal	<u>3,872.46</u>
T.I.F.A. #1	1,990.90	Major Street	2,315.00
T.I.F.A. #2	<u>324.10</u>		
Subtotal	<u>2,315.00</u>	Subtotal	<u>2,315.00</u>

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

NOTES TO FINANCIAL STATEMENTS - Continued

JUNE 30, 2008

NOTE 4: INTERFUND RECEIVABLES AND PAYABLES - Concluded

FUND	DUE FROM	FUND	DUE TO
T.I.F.A. #1	\$ 12,650.00	Parks	\$ 38,566.42
T.I.F.A. #2	<u>25,916.42</u>		
Subtotal	<u>38,566.42</u>	Subtotal	<u>38,566.42</u>
T.I.F.A. #3	<u>15,430.81</u>	Oakdale Development	<u>15,430.81</u>
T.I.F.A. #3	<u>425.00</u>	Capital Improvement	<u>425.00</u>
T.I.F.A. #3	<u>26,575.00</u>	Wastewater	<u>26,575.00</u>
T.I.F.A. #1	<u>13,901.73</u>	Water	<u>13,901.73</u>
TOTAL	<u>\$ 101,086.42</u>	TOTAL	<u>\$ 101,086.42</u>

These interfund receivables and payables were made for cash flow purposes.

NOTE 5: OPERATING TRANSFERS

The following are the operating transfers for the year ended June 30, 2008:

FUND	TRANSFER IN	FUND	TRANSFER OUT
Major Street	\$ 315,391.39	T.I.F.A. #1	\$ 25,718.30
		T.I.F.A. #2	4,186.70
		T.I.F.A. #3	<u>285,486.39</u>
Subtotal	<u>315,391.39</u>	Subtotal	<u>315,391.39</u>
Park Fund	252,025.61	T.I.F.A. #1	214,359.19
		T.I.F.A. #2	<u>37,666.42</u>
Subtotal	<u>252,025.61</u>	Subtotal	<u>252,025.61</u>
Oakdale Development	<u>47,028.68</u>	T.I.F.A. #3	<u>47,028.68</u>
Wastewater	<u>130,135.25</u>	T.I.F.A. #3	<u>130,135.25</u>
2005 Equipment Financing	<u>54,071.24</u>	T.I.F.A. #1	<u>54,071.24</u>
Capital Improvement	25,492.75	T.I.F.A. #1	5,000.00
		T.I.F.A. #2	5,000.00
		T.I.F.A. #3	<u>15,492.75</u>
Subtotal	<u>25,492.75</u>	Subtotal	<u>25,492.75</u>

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

NOTES TO FINANCIAL STATEMENTS - Continued

JUNE 30, 2008

NOTE 5: OPERATING TRANSFERS – Concluded

FUND	TRANSFER IN	FUND	TRANSFER OUT
Water	\$ <u>13,901.73</u>	T.I.F.A. #1	\$ <u>13,901.73</u>
T.I.F.A. #1	213,599.28	General	213,599.28
T.I.F.A. #2	96,448.63		96,448.63
T.I.F.A. #3	<u>580,336.84</u>		<u>580,336.84</u>
Subtotal	<u>890,384.75</u>	Subtotal	<u>890,384.75</u>
General	229,672.64	T.I.F.A. #1	21,599.00
	<u> </u>	T.I.F.A. #2	9,659.00
		T.I.F.A. #3	<u>198,414.64</u>
Subtotal	<u>229,672.64</u>	Subtotal	<u>229,672.64</u>
TOTAL	\$ <u>1,958,104.04</u>	TOTAL	\$ <u>1,958,104.04</u>

These transfers were made for cash flow purposes.

NOTE 6: CAPITAL ASSETS

A summary of changes in the Authority's capital assets is as follows:

	BALANCE, JULY 1	ADDITIONS	DELETIONS	BALANCE, JUNE 30
Capital assets not being depreciated				
Land	\$ <u>14,400.00</u>	\$ <u> </u>	\$ <u> </u>	\$ <u>14,400.00</u>
Capital assets being depreciated				
Buildings	<u>6,637,961.46</u>	<u> </u>	<u> </u>	<u>6,637,961.46</u>
Less: accumulated depreciation				
Buildings	<u>2,494,794.63</u>	<u> </u>	<u> </u>	<u>2,494,794.63</u>
Total capital assets being depreciated, net	<u>4,143,166.83</u>	<u> </u>	<u> </u>	<u>4,143,166.83</u>
Total Capital Assets	\$ <u>4,157,566.83</u>	\$ <u> </u>	\$ <u> </u>	\$ <u>4,157,566.83</u>

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

NOTES TO FINANCIAL STATEMENTS - Concluded

JUNE 30, 2008

NOTE 7: LONG-TERM OBLIGATIONS

Long-term obligations of the Authority are as follows:

	BEGINNING	REDUCTIONS	BALANCE	DUE WITHIN ONE YEAR
\$5,730,000 1998 Tax Increment Revenue Refunding Bond due in annual installments of \$275,000 to \$575,000 through June 1, 2012, interest at 4.50% to 5.50%	<u>\$ 2,270,000.00</u>	<u>\$ 465,000.00</u>	<u>\$ 1,805,000.00</u>	<u>\$ 440,000.00</u>

The annual requirement to pay principal and interest on obligations outstanding at June 30, 2008 are as follows:

YEAR ENDING JUNE 30,	GENERAL OBLIGATION
2009	\$ 539,275.00
2010	535,075.00
2011	524,775.00
2012	<u>453,650.00</u>
TOTAL	<u>\$ 2,052,775.00</u>

REQUIRED SUPPLEMENTARY INFORMATION

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

BUDGET AND ACTUAL

GENERAL OPERATIONS - TIFA #1

FOR THE YEAR ENDED JUNE 30, 2008

	BUDGETED AMOUNTS			VARIANCE FAVORABLE (UNFAVORABLE)
	ORIGINAL	FINAL	ACTUAL	
REVENUES				
Property taxes	\$ 438,357.63	\$ 438,357.63	\$ 672,125.76	\$ 233,768.13
Interest earnings	50,000.00	50,000.00	48,450.90	(1,549.10)
TOTAL REVENUES	488,357.63	488,357.63	720,576.66	232,219.03
EXPENDITURES				
Administration/attorney/audit	24,000.00	24,000.00	21,986.50	2,013.50
Repairs and maintenance	35,000.00	35,000.00	73,652.32	(38,652.32)
Park maintenance/landscaping	900.00	900.00	826.23	73.77
Planning for future projects	513,154.12	513,154.12		513,154.12
TOTAL EXPENDITURES	573,054.12	573,054.12	96,465.05	476,589.07
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(84,696.49)	(84,696.49)	624,111.61	708,808.10
OTHER FINANCING SOURCES (USES)				
Summer property taxes	442,085.99	442,085.99	213,599.28	(228,486.71)
Community Center	(761,108.00)	(761,108.00)	(770,758.00)	(9,650.00)
Spray park	(54,071.24)	(54,071.24)	(54,071.24)	
City administration fee	(21,599.00)	(21,599.00)	(21,599.00)	
McCormick	(25,718.30)	(25,718.30)	(25,718.30)	
Master plan	(5,000.00)	(5,000.00)	(5,000.00)	
Leonard property cleanup	(5,000.00)	(5,000.00)	(5,000.00)	
Community Center improvements/equipment	(73,000.00)	(73,000.00)	(42,352.92)	30,647.08
TOTAL OTHER FINANCING SOURCES (USES)	(503,410.55)	(503,410.55)	(710,900.18)	(207,489.63)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES	(588,107.04)	(588,107.04)	(86,788.57)	501,318.47
FUND BALANCE, JULY 1	965,366.76	965,366.76	965,366.76	
FUND BALANCE, JUNE 30	\$ 377,259.72	\$ 377,259.72	\$ 878,578.19	\$ 501,318.47

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

BUDGET AND ACTUAL

GENERAL OPERATIONS - TIFA #2

FOR THE YEAR ENDED JUNE 30, 2008

	BUDGETED AMOUNTS			VARIANCE FAVORABLE (UNFAVORABLE)
	ORIGINAL	FINAL	ACTUAL	
REVENUES				
Property taxes	\$	\$	\$ 40,604.67	\$ 40,604.67
Interest earnings	1,000.00	1,000.00	2,253.26	1,253.26
TOTAL REVENUES	1,000.00	1,000.00	42,857.93	41,857.93
EXPENDITURES				
Administration/attorney/audit	1,000.00	1,000.00	100.00	900.00
EXCESS OF REVENUES OVER EXPENDITURES			42,757.93	42,757.93
OTHER FINANCING SOURCES (USES)				
Summer property taxes	133,929.25	133,929.25	96,448.63	(37,480.62)
City administration fee	(9,659.00)	(9,659.00)	(9,659.00)	
McCormick	(4,186.70)	(4,186.70)	(4,186.70)	
Cramton park improvements	(80,200.00)	(80,200.00)	(37,666.42)	42,533.58
Master Plan	(5,000.00)	(5,000.00)	(5,000.00)	
Planning for future projects	(283,264.69)	(283,264.69)		283,264.69
TOTAL OTHER FINANCING SOURCES (USES)	(248,381.14)	(248,381.14)	39,936.51	288,317.65
EXCESS (DEFICIENCY) OF REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES	(248,381.14)	(248,381.14)	82,694.44	331,075.58
FUND BALANCE, JULY 1	247,684.64	247,684.64	247,684.64	
FUND BALANCE, JUNE 30	\$ (696.50)	\$ (696.50)	\$ 330,379.08	\$ 331,075.58

**TAX INCREMENT FINANCE AUTHORITIES #1, #2, #3, TRUST AND
REVOLVING LOAN FUND OF THE CITY OF LAPEER, MICHIGAN**

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

BUDGET AND ACTUAL

GENERAL OPERATIONS - TIFA #3

FOR THE YEAR ENDED JUNE 30, 2007

	BUDGETED AMOUNTS			VARIANCE FAVORABLE (UNFAVORABLE)
	ORIGINAL	FINAL	ACTUAL	
REVENUES				
Property taxes	\$	\$	\$ 227,013.91	\$ 227,013.91
Interest earnings	4,000.00	4,000.00	5,374.53	1,374.53
TOTAL REVENUES	<u>4,000.00</u>	<u>4,000.00</u>	<u>232,388.44</u>	<u>228,388.44</u>
EXPENDITURES				
Administration/attorney/audit	5,000.00	5,000.00	250.00	4,750.00
Excess revenue return	59,931.04	59,931.04	59,931.04	
TOTAL EXPENDITURES	<u>64,931.04</u>	<u>64,931.04</u>	<u>60,181.04</u>	<u>4,750.00</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(60,931.04)</u>	<u>(60,931.04)</u>	<u>172,207.40</u>	<u>233,138.44</u>
OTHER FINANCING SOURCES (USES)				
Summer property taxes	802,073.72	802,073.72	580,336.84	(221,736.88)
M-24/DeMille intersection	(285,486.39)	(285,486.39)	(285,486.39)	
City administration fee	(57,845.00)	(57,845.00)	(57,845.00)	
Oakdale operations	(58,069.00)	(58,069.00)	(47,028.68)	11,040.32
Village West drive extension	(10,000.00)	(10,000.00)	(5,492.75)	4,507.25
Master plan	(10,000.00)	(10,000.00)	(10,000.00)	
Excess revenue return	(140,569.64)	(140,569.64)	(140,569.64)	
Lift station	(429,455.58)	(429,455.58)	(130,135.25)	299,320.33
TOTAL OTHER FINANCING SOURCES (USES)	<u>(189,351.89)</u>	<u>(189,351.89)</u>	<u>(96,220.87)</u>	<u>93,131.02</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES	<u>(250,282.93)</u>	<u>(250,282.93)</u>	<u>75,986.53</u>	<u>326,269.46</u>
FUND BALANCE, JULY 1	<u>297,228.38</u>	<u>297,228.38</u>	<u>297,228.38</u>	
FUND BALANCE, JUNE 30	<u>\$ 46,945.45</u>	<u>\$ 46,945.45</u>	<u>\$ 373,214.91</u>	<u>\$ 326,269.46</u>

SUPPLEMENTARY INFORMATION



Layton & Richardson, P.C.

Certified Public Accountants

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Members of the Tax Increment Finance
Authorities #1, #2, #3, Trust and
Revolving Loan Fund of the City of Lapeer
Lapeer, Michigan

We have audited the accompanying financial statements of the governmental activities of Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund of the City of Lapeer, Michigan, as of and for the year ended June 30, 2008, which collectively comprise Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund of the City of Lapeer, Michigan's basic financial statements and have issued our report thereon dated November 4, 2008. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund of the City of Lapeer, Michigan's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide an opinion on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund of the City of Lapeer, Michigan's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

We noted certain matters that we reported to management of Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund of the City of Lapeer, Michigan, in a separate letter dated November 4, 2008.

This report is intended solely for the information and use of management, the Authority, and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

Layton & Richardson, P.C.
Certified Public Accountants

East Lansing, Michigan
November 4, 2008

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Layton & Richardson, P.C.

Certified Public Accountants

LETTER OF COMMENTS AND RECOMMENDATIONS

Honorable Mayor and City Commission
City of Lapeer
Lapeer, Michigan

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We have audited the financial statements of the Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund of the City of Lapeer, Michigan for the year ended June 30, 2008, and have issued our report on those statements. As part of our audit, we made a study and evaluation of the Authorities' system of internal accounting controls to the extent we considered necessary solely to determine the nature, timing and extent of our auditing procedures. Accordingly, we do not express an opinion on the system of internal accounting control taken as a whole.

The management of the Authorities is responsible for establishing and maintaining a system of internal accounting control. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of control procedures. The objectives of a system are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with management's authorization and recorded properly to permit the preparation of financial statements in accordance with U.S. generally accepted accounting principles. Because of inherent limitations in any system of internal accounting control, errors or irregularities may nevertheless occur and not be detected. Also, projection of any evaluation of the system to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the degree of compliance with the procedures may deteriorate.

Our study and evaluation made for the limited purpose described in the first paragraph would not necessarily disclose all weaknesses in the system. However, our examination disclosed the following condition that we believe results in a risk that errors or irregularities in amounts that would be material in relation to the financial statements of the Authorities may occur and not be detected within a timely period.

Segregation of Duties

Segregation of duties is an arrangement of responsibilities such that the work of one employee serves as a check on the work of others. The least desirable situation is one in which a single employee is responsible for an entire accounting process from the origin of each transaction to the ultimate posting in the general ledger. This situation enhances the likelihood that intentional or unintentional errors will occur and remain undetected.

Because it is often difficult in a small governmental unit to segregate accounting duties, alternative controls should be implemented to compensate for lack of a segregation of duties. Such controls as management supervision are an effective means of improving control and reducing the risk of error without incurring additional cost.

We appreciate the cooperation and assistance provided to us by the management and staff of the Tax Increment Finance Authorities #1, #2, #3, Trust and Revolving Loan Fund of the City of Lapeer during the audit and we thank them.

Very truly yours,

Layton & Richardson, P.C.
Certified Public Accountants

East Lansing, Michigan
November 4, 2008

CONTINUING DISCLOSURE COMPLIANCE

TIFA BONDS

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TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER**SEV AND CAPTURED AD VALOREM TAXABLE VALUE OF THE TIFA DISTRICT #1'S AD VALOREM TAX ROLL****FISCAL YEARS ENDING AS OF JUNE 30**

ASSESSED VALUE AS OF DECEMBER 31	YEAR OF STATE EQUILIZATION AND TAX LEVY	CITY'S FISCAL YEAR ENDING JUNE 30	AD VALOREM TAXABLE VALUE		CAPTURED AD VALOREM TAXABLE VALUE	
			AMOUNT	PERCENT CHANGE	AMOUNT	PERCENT CHANGE
2006	2007	2008	\$ 23,279,185.00	-10.86%	\$ 19,582,485.00	-12.65%
2005	2006	2007	\$ 26,116,387.00	2.39%	\$ 22,419,687.00	2.80%
2004	2005	2006	25,506,070.00	2.67%	21,809,370.00	3.14%
2003	2004	2005	24,842,501.00	5.99%	21,145,801.00	7.11%
2002	2003	2004	23,439,040.00	-1.44%	19,742,340.00	-1.71%
2001	2002	2003	23,781,736.00	9.61%	20,085,036.00	11.59%
2000	2001	2002	21,696,450.00	3.94%	17,999,750.00	4.79%
1999	2000	2001	20,874,336.00	19.21%	17,177,636.00	24.36%
1998	1999	2000	17,509,826.00	6.28%	13,813,126.00	8.10%
1997	1998	1999	16,475,379.00	14.22%	12,778,679.00	19.11%

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER
CAPTURED TAXABLE VALUE OF THE TIFA DISTRICT #1'S AD VALOREM TAX ROLL
BY USE AND CLASS
FISCAL YEARS ENDING AS OF JUNE 30

Use	2008	2007	2006	2005	2004
Homestead (1)					
Residential	\$ 272,564.00	\$ 262,333.00	\$ 212,341.00	\$ 202,305.00	\$ 200,820.00
Non-Homestead					
Residential	241,763.00	234,065.00	244,942.00	246,520.00	160,618.00
Commercial	2,724,480.00	2,641,282.00	2,557,359.00	2,741,567.00	2,587,673.00
Industrial	16,343,678.00	19,282,007.00	18,794,728.00	17,955,409.00	16,793,229.00
Class					
Real Property	11,382,685.00	10,742,387.00	9,943,470.00	9,742,801.00	9,220,540.00
Personal Property	8,199,800.00	11,677,300.00	11,865,900.00	11,403,000.00	10,521,800.00

- (1) Homestead means a dwelling or unit in a multiple-unit dwelling subject to ad valorem property taxes that is owned and occupied as a principal residence by the owner of the dwelling or unit. Homestead includes all unoccupied property classified as agricultural adjacent and contiguous to the home of the owner that is not leased or rented by the owner to another person if the gross receipts of the agricultural or horticultural operations, if any, exceed the household income of the owner. If the gross receipts of the agricultural or horticultural operations do not exceed the household income of the owner, the homestead includes only 5 acres adjacent and contiguous to the home of the owner. Homestead includes a life care facility registered under the living care disclosure act, Act No. 440 of the Public Acts of 1976, being sections 554.801 to 554.844 of the Michigan Compiled Laws. Homestead also includes property owned by a cooperative housing corporation and occupied as a principal residence by tenant stockholders. Non-homestead is property not included in the above definition.

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER
CAPTURED TAXABLE VALUE OF THE TIFA DISTRICT #1'S AD VALOREM TAX ROLL
BY USE AND CLASS AS A PERCENT OF TOTAL
FISCAL YEARS ENDING AS OF JUNE 30

Use	2008	2007	2006	2005	2004
Homestead (1)					
Residential	1.39%	1.17%	0.97%	0.96%	1.02%
Non-Homestead					
Residential	1.23%	1.04%	1.12%	1.17%	0.81%
Commercial	13.91%	11.78%	11.73%	12.97%	13.11%
Industrial	83.46%	86.00%	86.18%	84.91%	85.06%
Class					
Real Property	58.13%	47.91%	45.59%	46.07%	46.70%
Personal Property	41.87%	52.09%	54.41%	53.93%	53.30%

- (1) Homestead means a dwelling or unit in a multiple-unit dwelling subject to ad valorem property taxes that is owned and occupied as a principal residence by the owner of the dwelling or unit. Homestead includes all unoccupied property classified as agricultural adjacent and contiguous to the home of the owner that is not leased or rented by the owner to another person if the gross receipts of the agricultural or horticultural operations, if any, exceed the household income of the owner. If the gross receipts of the agricultural or horticultural operations do not exceed the household income of the owner, the homestead includes only 5 acres adjacent and contiguous to the home of the owner. Homestead includes a life care facility registered under the living care disclosure act, Act No. 440 of the Public Acts of 1976, being sections 554.801 to 554.844 of Michigan Compiled Laws. Homestead also includes property owned by a cooperative housing corporation and occupied as a principal residence by tenant stockholders. Non-homestead is property not included in the above definition.

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER**TIFA DISTRICT #1****EXPIRATION OF NEW INDUSTRIAL FACILITY TAX ABATEMENTS****FOR THE PERIOD ENDING JUNE 30, 2008**

Expiration December 31	CAPTURED TAXABLE VALUE OF INDUSTRIAL FACILITY TAX ABATEMENTS (NEW PROPERTIES)
2008	\$ 144,000.00
2009	1,232,900.00
2010	1,532,700.00
2011	
2012	
2013	693,200.00
2014	
2015	
2016	325,000.00
2017	
2018	
2019	<u>499,100.00</u>
Total	\$ <u><u>4,426,900.00</u></u>

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER
CAPTURED TAXABLE VALUE OF THE TIFA DISTRICT #1'S IFT TAX ROLL BY CLASS
FISCAL YEARS ENDING JUNE 30

Class	2008	2007	2006	2005	2004
Real Property	\$ 2,522,000.00	\$ 2,428,500.00	\$ 2,474,000.00	\$ 2,474,000.00	\$ 2,542,500.00
Personal Property	<u>1,904,900.00</u>	<u>1,902,400.00</u>	<u>2,087,200.00</u>	<u>4,072,800.00</u>	<u>5,340,900.00</u>
Total	<u>\$ 4,426,900.00</u>	<u>\$ 4,330,900.00</u>	<u>\$ 4,561,200.00</u>	<u>\$ 6,546,800.00</u>	<u>\$ 7,883,400.00</u>

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER**CAPTURED TAXABLE VALUE OF THE TIFA DISTRICT #1'S IFT TAX ROLL BY CLASS AS A PERCENT TOTAL****FISCAL YEARS ENDING JUNE 30**

Class	2008	2007	2006	2005	2004
Real Property	56.97%	56.07%	54.24%	37.79%	32.25%
Personal Property	<u>43.03%</u>	<u>43.93%</u>	<u>45.76%</u>	<u>62.21%</u>	<u>67.75%</u>
Total	<u><u>100.00%</u></u>	<u><u>100.00%</u></u>	<u><u>100.00%</u></u>	<u><u>100.00%</u></u>	<u><u>100.00%</u></u>

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER**PROPERTY TAX COLLECTIONS IN THE TIFA DISTRICT #1****FISCAL YEAR ENDING JUNE 30**

FISCAL YEAR ENDING JUNE 30,		NET CAPTURED TAX LEVY		COLLECTIONS TO MARCH 1 FOLLOWING LEVY		PERCENT COLLECTED		COLLECTIONS TO JUNE 30 FOLLOWING LEVY		PERCENT COLLECTED
2008	\$	886,023.00	\$	877,065.00		98.99%	\$	885,182.00		99.91%
2007		1,005,266.00		950,966.00		94.60%		1,004,598.00		99.93%
2006		988,155.00		949,868.00		96.13%		987,660.00		99.95%
2005		984,616.00		939,569.00		95.42%		984,153.00		99.95%
2004		935,030.00		875,732.00		93.66%		934,740.00		99.97%
2003		960,383.00		927,057.00		96.53%		958,487.00		99.80%
2002		907,071.00		891,578.00		98.29%		907,071.00		100.00%
2001		887,821.00		870,554.00		98.06%		873,327.00		98.37%
2000		798,919.00		782,294.00		97.92%		798,911.00		100.00%
1999		752,953.00		737,301.00		97.92%		752,953.00		100.00%

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER**CAPTURED PROPERTY TAX RATES IN THE TIFA DISTRICT #1****FISCAL YEARS ENDING JUNE 30**

JULY 1 LEVY	FISCAL YEARS ENDING JUNE 30	CITY MILLAGE	LAPEER PUBLIC SCHOOLS MILLAGE	LAPEER INTERMEDIATE SCHOOLS MILLAGE	LAPEER COUNTY MILLAGE	STATE MILLAGE
2007	2008	9.8000	18.0000	2.9295	3.7886	6.0000
2006	2007	9.8000	18.0000	2.9295	3.7886	6.0000
2005	2006	9.8000	18.0000	2.9509	3.8165	6.0000
2004	2005	8.7911	18.0000	2.9794	3.8539	6.0000
2003	2004	8.7911	18.0000	3.0084	3.8941	5.0000
2002	2003	8.7911	18.0000	3.0467	3.9454	6.0000
2001	2002	8.7911	17.6280	3.0773	3.9901	6.0000
2000	2001	8.7911	17.8079	3.1189	4.0460	6.0000
1999	2000	8.7911	17.8884	3.1605	4.0977	6.0000
1998	1999	8.7911	18.0000	3.1978	4.0405	6.0000

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER
SEV OF THE LARGEST TAXPAYERS ON TIFA DISTRICT #1'S AD VALOREM TAX ROLL
FISCAL YEAR ENDING JUNE 30, 2008

TAXPAYER	PRODUCT OR SERVICE	TAXABLE VALUE	PERCENT OF TAXABLE VALUE
Dott Industries	Chromeplating/Molding	\$ 2,845,864.00	12.22%
Lapeer Metal Products	Metal Stampings	2,266,452.00	9.74%
Albar Industries, Inc.	Plastic Decorating & Auto	2,155,416.00	9.26%
Hunters Creek MCH, LLC	Mobile Home Park	2,072,589.00	8.90%
American Shower and Bath	Bath Fixtures	1,869,335.00	8.03%
Metokote Corporation	Plastic Auto Parts	1,653,130.00	7.10%
Lapeer Industries	Metal Machining & Fabricating	1,084,100.00	4.66%
Brentwood Advisory Group, LLC	Metal Machining & Fabricating	910,000.00	3.91%
ITW Foamseal	Foam Products	487,656.00	2.09%
Ovens, LLC	Plastic Auto Parts	46,656.00	0.20%

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER
SEV OF THE LARGEST TAXPAYERS ON TIFA DISTRICT #1'S IFT TAX ROLL
FISCAL YEAR ENDING JUNE 30, 2008

TAXPAYER	PRODUCT OR SERVICE	TAXABLE VALUE	PERCENT OF TAXABLE VALUE
American Shower and Bath	Bath Fixtures	\$ 1,532,700.00	34.62%
Dott Industries, Inc.	Chromeplating/Molding	1,015,700.00	22.94%
Lapeer Industries, Inc.	Metal Machining & Fabricating	757,600.00	17.11%
Testing Services Group, LLC	Manufacture & Testing Fuel Sys.	613,000.00	13.85%
Lesley Elizabeth	Gourmet Food Production/Processing	184,200.00	4.16%
Albar Industries, Inc.	Plastic Decorating & Auto	120,700.00	2.73%
Quest Industries, Inc.	Rubber and injection mold making and precision machining for auto, defense and plumbing	113,700.00	2.57%
S.J. Chain & Wire Rope, Inc.	Chain, wire rope & fittings, hoists, chain, special lifting fixture fabrication	70,000.00	1.58%
Gallop Brush	Manufacture of soft cloth and foam tech for auto wash industry	19,300.00	0.44%

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER**FIFTEEN LARGEST EMPLOYERS IN TIFA DISTRICT #1**

FISCAL YEAR ENDING JUNE 30, 2008

COMPANY	PRODUCT OR SERVICE	APPROXIMATE NUMBER OF EMPLOYEES
Lapeer Industries, Inc.	Machining and Fabrication of Metal	360
Lapeer Metal Stamping	Metal Stamping and assemblies	311
Dott Industries/Deco Plate	Automotive Industry	248
American Shower and Bath	Vacuum Forming Bath Products	160
Growth and Opportunity	Assembly of parts	140
Albar Industries, Inc.	Automotive Decorating	106
Metokote Corp.	Electrostatic painting of small metal car parts	49
P & P Manufacturing	Pneumatic Parts & Air Tools	31
Testing Services Group	Testing & Engineering of Fuel Systems	25
Quest Industries	Specialty Machining	21
The Pentier Group	Control and Mechanical Design	17
Motion Machine	Manufacturing of Industrial Machining and Automated Equipment	15
Leslie Elizabeth	Gourmet Food Production/Processing	12
ITW TACC, Inc.	Foam Products	10
Blue Water Printing	Printing	6

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER
ELIGIBLE OBLIGATIONS, ELIGIBLE ADVANCES AND OTHER OBLIGATIONS
SUPPORTED BY TAX INCREMENT REVENUES OF TIFA DISTRICT #1
FISCAL YEAR ENDING JUNE 30, 2008

Description	(1) ELIGIBLE OBLIGATIONS	(1) ELIGIBLE ADVANCES	(2) OTHER OBLIGATIONS
1998 TIFA Revenue Refunding Bond-Debt Service (3)	\$ 589,850.00	\$	\$
Spray Park			54,071.24
Community Center Operations			168,258.00
Community Center Equipment			36,240.00
McCormick Street Extension Project-Debt Service			25,718.30

(1) These obligations are eligible for the capture of Local School, Intermediate School, and State Education millages in an amount not to exceed the total of the eligible obligations. If Local School, Intermediate School, and State Education millages are insufficient, the TIFA district would then utilize the captured millages from the City and County millages. Once these obligations have been fully paid, the TIFA district will no longer capture Local School, Intermediate School, or State Education millages.

(2) These obligations are only funded from the capture of City and County millages.

TAX INCREMENT FINANCE AUTHORITY OF THE CITY OF LAPEER**TIFA 1****LISTING OF IFT CERTIFICATES****FISCAL YEAR ENDING JUNE 30, 2008**

CERTIFI- CATE	TAXPAYER	REAL	PERSONAL	TOTAL	EXPIRES
1995-075	Lapeer Industries	\$ 34,000.00	\$ 110,000.00	\$ 144,000.00	2007
1995-221	Dott Industries, Inc.	420,000.00	595,700.00	1,015,700.00	2008
1996-010	SJ Chain & Wire Rope, Inc.	70,000.00		70,000.00	2008
1996-754	American Shower & Bath	970,000.00	562,700.00	1,532,700.00	2009
1999-126	Testing Services	288,000.00		288,000.00	2012
2002-091	Lesley Elizabeth		11,200.00	11,200.00	2008
2002-092	Lapeer Industries		136,000.00	136,000.00	2008
2003-103	Testing Services	325,000.00		325,000.00	2015
2004-064	Quest Industries		53,600.00	53,600.00	2012
2004-116	Lapeer Industries		151,500.00	151,500.00	2012
2004-117	Gallop Brush		19,300.00	19,300.00	2012
2004-401	Albar Industries, Inc.		120,700.00	120,700.00	2012
2006-068	Creative Eng Polymer	120,000.00		120,000.00	2018
2006-069	Lapeer Industries	130,000.00	76,100.00	206,100.00	2018
2006-070	Quest Industries		60,100.00	60,100.00	2012
2006-127	Lesley Elizabeth	165,000.00	8,000.00	173,000.00	2018
	TOTAL	\$ <u>2,522,000.00</u>	\$ <u>1,904,900.00</u>	\$ <u>4,426,900.00</u>	